BRIAN HEAD TOWN TITLE 13

LAND MANAGEMENT CODE

TABLE OF CONTENTS

SUBJECT	PAGE#
CHAPTED 1 CENEDAL DOMICIONS	1 1
CHAPTER 1 GENERAL PROVISIONS	1-1
Section 1.1 overview	1-1
SECTION 1.2 SHORT TITLE	1-1
SECTION 1.3 STATEMENT OF PURPOSE	1-1
SECTION 1.4 INTERPRETATION	1-2
SECTION 1.5 COORDINATION WITH OTHER LAND USE DOCUMENTS	1-3
SECTION 1.6 ALL APPROVALS MUST BE CONSISTENT WITH THIS ORDINANCE	1-3
SECTION 1.7 AMENDMENTS	1-3
SECTION 1.8 NOTICE	1-4
CHAPTER 2 DEFINITIONS	2-1
CHAPTER 3 ADMINISTRATIVE AND DECISION-MAKING BODIES	3-1
SECTION 3.1 PLANNING COMMISSION	3-1
SECTION 3.2 APPEAL AUTHORITY	3-2
SECTION 3.3 BUILDING DEPARMENT	3-5
CHAPTER 4 SUBMITTAL REQUIREMENTS	4-1
SECTION 4.1 DEVELOPMENT PROCESS	4-1
SECTION 4.1 DEVELOTMENT TROCESS SECTION 4.2 SUBMITTAL REQUIREMENT TABLES	4-1
SECTION 4.2 SUBMITTALS SECTION 4.3 SUBMITTALS	4-2
TABLE 4-1	4-7
TABLE 4-2	4-8
TABLE 4-3	4-9
CHAPTER 5 TOWN GENERAL PLAN	5-1
OHIT TENED TO VITY GENTLEMENT	
SECTION 5.1 PURPOSE	5-1
SECTION 5.2 CONSISTENCY POLICY	5-1
SECTION 5.3 AMENDMENTS	5-1
CHAPTER 6 ZONING	6-1
SECTION 6.1 ZONE DISTRICTS AND ZONE DISTRICT MAP	6-1
SECTION 6.2 LAND USE MUST BE CONSISTENT WITH ZONING ORDINANCE	6-1
SECTION 6.3 AMENDMENTS TO THE ZONE MAP	6-1

CHAPTER 7 ZONE DISTRICT REGULATIONS	7-1
SECTION 7.1 R-1 SINGLE FAMILY RESIDENTIAL	7-1
SECTION 7.2 R-2 MEDIUM DENSITY RESIDENTIAL	7-3
SECTION 7.3 R-3 MULTI-FAMILY RESIDENTIAL	7-5
SECTION 7.4 GC GENERAL COMMERCIAL (FORMERLY C-1 & C-2)	7-8
SECTION 7.5 VC VILLAGE COMMERCIAL	7-12
SECTION 7.6 L-1 LIGHT INDUSTRIAL	7-15
SECTION 7.7 ROS RECREATIONAL OPEN SPACE	7-17
SECTION 7.8 COS CONSERVATION OPEN SPACE	7-18
SECTION 7.9 P PUBLIC USES (FORMERLY CV CIVIC)	7-19
ZONING DISTRICT TABLES	. 17
CHAPTER 8 BUILDING PERMITS	8-1
THE THE OPERATION AND ADDRESS OF THE PROPERTY	<u> </u>
SECTION 8.1 BUILDING PERMITS	8-1
SECTION 8.2 BUILDING PERMIT AND CONFORMANCE	8-1
SECTION 8.3 DESIGN REVIEW	8-1
SECTION 8.4 FINAL REVIEW	8-3
SECTION 8.5 ACCEPTANCE OF IMPROVEMENTS AND OCCUPANCY	8-4
CHAPTER 9 SUBDIVISION	9-1
CHAITER / SUBDIVISION	<u> </u>
SECTION 9.1 PURPOSE	9-1
SECTION 9.2 SUBDIVISION CONTROL	9-1
SECTION 9.3 PENALTIES	9-1
SECTION 9.4 SCHEMATIC REVIEW	9-2
SECTION 9.5 PRELIMINARY PLAT	9-3
SECTION 9.6 FINAL PLAT	9-5
SECTION 9.7 ACCEPTANCE OF SUBDIVISION IMPROVEMENTS	9-8
SECTION 9.8 LOT OR PARCEL SPLIT	9-8
SECTION 9.9 SUBDIVISION BY METES AND BOUNDS	9-9
SECTION 9.10 VACATION OR ADJUSTING LOT LINES WITHIN A SUBDIVISION PLAT	
SECTION 9.11 CONVERTIBLE OR EXPANDABLE ARE FOR CONDOMINIUMS	9-12
SECTION 9.12 APPEAL OF LAND USE AUTHORITY DECISION	9-13
CHAPTER 10 OTHER PERMITS	10-1
	40.4
SECTION 10.1 LOGGING AND TREE REMOVAL	10-1
SECTION 10.2 GRADING PERMIT	10-3
SECTION 10.3 TRENCHING PERMIT	10-8
SECTION 10.4 HORSE BOARDING	10-11
SECTION 10.5 TEMPORARY CONCRETE BATCHING FACILITIES	10-13
SECTION 10.6 HOME OCCUPATIONS	10-15

CHAPTER 11 FLEXIBLE APPROACHES	11-1
SECTION 11.1 VARIANCES	11-1
SECTION 11.2 CONDITIONAL USE PERMIT	11-2
SECTION 11.3 PLANNED UNTI DEVELOPMENT (PUD)	11-5
CHAPTER 12 GENERAL DESIGN STANDARDS FOR CONSTRUCION AND	
DEVEVLEOPMENT	12-1
SECTION 12.1 LOT STANDARDS	12-1
SECTION 12.2 DEVELOPMENT DESIGN AND LAYOUT	12-2
SECTION 12.3 CONSTRUCTION ON SLOPES EXCEEDING 25%	12-3
SECTION 12.4 LANDSCAPING AND FENCES	12-3
SECTION 12.5 LIGHTING	12-5
SECTION 12.6 BUILDINGS	12-7
SECTION 12.7 CONSTRUCTION DEBRIS REMOVAL	12-10
SECTION 12.8 ROADS	12-10
SECTION 12.9 DRIVEWAYS	12-12
SECTION 12.10 CUTS, FILLS AND RETAINING WALLS	12-13
SECTION 12.11 BRIDGE AND TUNNEL REGULATIONS	12-14
SECTION 12.12 WATERWAYS, DRAINAGES AND FLOOD HAZARD AREAS	12-15
SECTION 12.13 UTILITIES	12-16
SECTION 12.14 PARKING	12-17
SECTION 12.15 PUBLIC IMPROVEMENTS	12-21
SECTION 12.16 TRASH ENCLOSURES	12-22
SECTION 12.17 COMPLIANCE	12-23
CHAPTER 13 ENFORCEMENT	13-1
SECTION 13.1 PURPOSE	13-1
SECTION 13.2 ENFORCEMENT	13-1
SECTION 13.3 ATTORNEY FEES	13-1
SECTION 13.4 PENALTIES	13-1
SECTION 13.5 ISSUANCE OF BUILDING PERMIT AND CERT. OF OCCUPANCY	13-1
SECTION 13.6 COMPLIANCE WITH SUBDIVISION AND OTHER PERMIT APPROVAL	13-2
SECTION 13.7 SECURITY FOR COMPLETION	13-3
CHAPTER 14 SIGNAGE	14-1
SECTION 14.1 PURPOSE	14-1
SECTION 14.2 DEFINITIONS	14-1
SECTION 14.3 GENERAL SIGN TYPES	14-5
SECTION 14.4 GENERAL PROVISIONS	14-6
SECTION 14.5 EXEMPT SIGNS	14-7
SECTION 14.6 PROHIBITED SIGNS	14-8
SECTION 14.7 PERMITS	14-9

SECTION 14.8 SPECIFIC SIGN REQUIREMENTS	14-9
SECTION 14.9 SIGNS FOR NONRESIDENTIAL COMPLEXES	14-14
CHAPTER 15 WIRELESS TELECOMUNICATION FACILITIES	15-1
SECTION 15.1 PURPOSE	15-1
SECTION 15.2DEFINITIONS	15-1
SECTION 15.3APPLICABLITY	15-2
SECTION 15.4 MASTER PLAN REQUIRED	15-2
SECTION 15.5 ALLOWABLE USES	15-2
SECTION 15.6 FACILITY TYPES AND STANDARDS	15-3
SECTION 15.7 COLOR	15-7
SECTION 15.8 SITE REQUIREMENTS	15-8
SECTION 15.9 ADDITIONAL REQUIREMENTS	15-6
SECTION 15.10 ACCESSORY BUILDINGS	15-6
SECTION 15.11 NON-MAINTAINED OR ABONDONED FACILITIES	15-6
SECTION 15.12 BUILDING PERMIT REQUIRED	15-7
SECTION 15.13 ILLISTRATIONS	15-7